

An illustration on a purple background showing four hands, each holding a different colored puzzle piece (red, green, blue, and yellow). The hands are positioned around the central text, symbolizing unity and community.

# **MARSHFIELD PUBLIC SCHOOL DISTRICT**

**255 Furnace Street  
Marshfield, MA**

**“Every Student. Every Day.  
Whatever it takes.”**



# The Property

- Six classrooms: 3 on each floor
- Restrooms on each level
- Handicap Accessible – Elevator/Lift
- Contents of building stay in building
- Security system
- Playground space
- Ample parking
- Central Air Conditioning
- Room to expand



# The School





# The School



# The School



# The School





# The School





# The School



# The Property



# The Property





# The Property





# Current Preschool Arrangement

- Located at Daniel Webster School & Eames Way School
- Currently servicing 155 students
- 20 more being evaluated and/or have moved into town and ready to enroll
- Seven classrooms, with a 2.5 hour morning and afternoon session for each class.
- Approximately one half of each class has students on IEPs
- Beyond the classroom teachers, the program also has Occupational Therapists, Speech Therapists, ESPs, and the ECC Outreach Specialist
- Existing staff would be used in the classrooms set up at 255 Furnace Street





# Current Issues

1. Classroom space at Daniel Webster & Eames Way School is maxed out
  - a. No room for increase in enrollment or support programs
1. SRS, MES & GWS could not provide similar space
1. Resources spread across multiple buildings
  - a. Centralized Preschool setting would support students and their families
  - b. Consolidate our early childhood teachers and support specialists; gain additional service delivery time by reducing travel time between buildings



# Forward Thinking

1. Universal Pre K is on the horizon
  - a. We would not have sufficient space if/when either the State or Federal government calls for districts to provide universal Pre K. Legislation currently moving forward
1. Additional classrooms, along with space to grow, would assist with future upticks in enrollment
  - a. Provide flexibility if district needs to adjust potential districting needs
1. Cost of new schools are prohibitive and this purchase, within our operating budget, would not be possible in the future when the demand drives up the market.



# Current Construction Costs Across the State

- Elementary Schools- \$65,745,970
- Middle Schools- \$79,779,117
- High Schools- \$147,145,448





# Why No To Debt Exclusion

- There have only been 4 debt exclusions in the past (all were for higher amounts)
- Town has traditionally borrowed (non-excluded debt) for projects below \$2 million
  - Since 2012 there have been 70 school and municipal projects that were paid for through non-excluded debt (totaling \$24 million)
  - Examples of projects in this price range include:
    - Library Plaza- 1,575,000
    - Massasoit Fire Station- \$1,560,000 & \$910,000
    - Fire Pump- \$1,135,000
    - Foster Ave Seawalls- \$1,530,000
    - Town Hall Roof- \$750,000
- Special Election would also have to take place if article passes in STM. Cost associated with that.



# Impact on MPSD Budget

- Non-excluded debt is a fixed cost of the Town as a whole. Fixed costs expenses are shared equally by both the Town and School.
- If 255 Furnace had been purchased as a traditional borrow, the approximately \$75,000 annual principal and interest expense of the purchase would have been "split" with those funds being expended from the entire Town of Marshfield operating budget. In theory, the additional \$75,000 annual debt expense would reduce both the School and Town operating budgets by \$37,500.
- Taking on the full debt cost of 255 Furnace in the School operating budget results in an additional \$37,500 expense versus the traditional shared borrowing.
- This additional \$37,500 would represent .00067 or .067% of our projected annual operating budget (\$55,770,000).



# Agreement with Marshfield

- Purchase Price: \$1,025,000 (29.3% below list price)
- Projected Cost + Interest: \$1,518,200
- Average Yearly Cost (over 20 years): **\$75,910**
- Source: MPSD Projected Annual Budget (.0013 of budget)

**NO DEBT EXCLUSION or OVERRIDE**



# Work Needed

- Install power generator
- Ground floor mold mitigation
- Double size of septic
- Exterior foundation waterproofing
- Restoration of lower level flooring and walls
- Replace existing Handicap Accessible ramp
- Interior ground floor waterproofing

Estimated Cost of Work: \$400,000

Source: MPSD Maintenance Line Item, Existing Town Meeting Articles, Possible Capital Request in 2023 ATM





# Opening Date

- If approved at STM, work would be done over the next 10 months and we would look to open the building in September of 2023



# THANK YOU